



THE CITY OF SAN DIEGO

REPORT TO THE CITY COUNCIL

DATE ISSUED: March 25, 2009

REPORT NO. 09-026

ATTENTION: Council President and Members of the City Council
Agenda of March 30, 2009SUBJECT: Resolution supporting Proposition 1C- Transit Oriented Development
(TOD) and Infill Infrastructure Grant (IIG) applications**REQUESTED ACTION:**

1. Approve the Resolutions authorizing the Mayor to support applications to the California Department of Housing and Community Development (HCD) for funding under Proposition 1C- Transit Oriented Development and Infill Infrastructure Grant Programs for housing projects that meet HCD eligibility criteria.
2. Authorize the Mayor to send a letter of legislative support for the following projects; 15th and Commercial, 9th and Broadway, The Boulevard at North Park, Village at Market Creek, Cedar Gateway, and Archstone Mission Gorge.
3. Authorize the Mayor to take all necessary actions to secure funding from HCD for the infrastructure improvement projects
4. Authorize the Auditor and Comptroller to accept funds if grant funding is secured.
5. Authorize the Auditor and Comptroller to establish a special interest-bearing fund for the grants

STAFF RECOMMENDATION:

Approve the requested actions above.

SUMMARY:

Proposition 1C, the Emergency Shelter and Trust Fund Act of 2006 authorized \$2.85 billion in general obligation bonds (GO bonds) for various housing and transit purposes. While most of the money will supplement existing programs, \$850 million is allocated to the Regional Planning, Housing, and Infill Incentive Account to be distributed as incentive grants for capital outlay related to infill housing development and other related infill development. An additional \$300 million is allocated to stimulate the development of housing projects within close proximity to transit stations.

In 2008, Council approved similar actions in support of the following projects:

Transit Oriented Development:

- 7th and Market- Related Companies/City Link
- 1050 B- Affirmed Housing Group
- 15th and Commercial- St. Vincent de Paul/Chelsea Investment Corporation
- Comm22- Bridge Housing/MAAC Project/Bronze Triangle

Infill Infrastructure Projects:

- 7th and Market- Related Companies/City Link
- Ballpark Village Project- JMI Realty
- CentrePoint- Douglas Wilson Companies
- Comm22- Bridge Housing/MAAC Project/Bronze Triangle

Of the 2008 project applications, only Comm22 (IIG \$5.7M TOD \$9.3M)) and 1050 B Street (\$2.4M) were awarded funding.

On January 30, 2009 the California Department of Housing and Community Development (HCD) issued a Notice of Funding Availability (NOFA) for the second round of both the Transit Oriented Development (TOD) and Infill Infrastructure Grant (IIG) programs. In this round, the state will award approximately \$95 million in TOD funding and \$197 million in IIG funding to urban areas across California, with forty-five percent of each program allocation targeted to projects located in Southern California. While the State Treasurer is not currently processing the sale of any GO bonds, HCD does expect to issue awards in June 2009. Both for profit and not for profit developers are eligible to apply to HCD for grant funds. Applications are due to HCD on April 2, 2009 for the TOD Program and April 1, 2009 for the IIG Program.

While applicants are not required to obtain the City's support to apply for 1C funds, additional points are awarded to projects with local support. In an effort to ensure equitable review of applications, the City issued a memo on February 19, 2009, requesting that any developer applying for a letter of support submit a project summary and self scoring worksheets. Attachment 1 contains the February 19th memo which includes a summary of eligible activities for each program. Legislative support applications were due to the Intergovernmental Relations Department by 5:00 p.m. on March 6, 2009.

Applications were reviewed by the Infrastructure Bond Task Force, formed in 2006 in response to the passage of the State Infrastructure Bonds (Props 1B-1E). The Task Force is chaired by the Director of Intergovernmental Relations and includes members from City Planning and Community Investment, Engineering and Capital Projects, Water, Stormwater, Park and Recreations, Southeastern Development Corporation, and Center City Development Corporation. The Task Force meets at various times throughout the year to identify and review projects submissions for state or regional funding consideration.

The Bond Task Force recommends that the City support all of the projects that submitted applications. TOD project descriptions and scores can be found in Attachment 2. The TOD program allows for a maximum score of 380 points, with a minimum of 250 points required to apply.

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TOD projects include:

- **The Village at Market Creek-** Jacobs Center for Neighborhood Innovation (Trolley Residential = 313 points; Northwest Village = 323 points)
- **9th and Broadway-** BRIDGE Housing (300 points)
- **15th and Commercial-** St. Vincent de Paul (357 points)
- **The Boulevard at North Park-** Community Housing Works (334 points)

IIG project descriptions and scores can be found in Attachment 3. The IIG program allows for a maximum score of 250 points, with no minimum score required to apply.

IIG projects include:

- **15th and Commercial-** St. Vincent de Paul (235 points)
- **Cedar Gateway-** ROEM Corporation (240 points)
- **Archstone Mission Gorge** (203-240) depending on availability of additional financing

FISCAL CONSIDERATION:

This action will not result in any fiscal impacts to the City at this time.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

February 26, 2008 Council approved Resolution (R-303434) expressing support for the following four projects applying for Prop 1C TOD funds and authorizing the Mayor to apply for infrastructure improvement funds under Prop 1C TOD for the first three projects:

- 15th and Commercial- St. Vincent de Paul/Chelsea Investment Corporation
- Comm22- Bridge Housing/MAAC Project/Bronze Triangle
- 7th and Market- Related Companies/City Link
- 1050 B- Affirmed Housing Group

April 1, 2008 Council approved Resolutions (R-303540 and R-303541) authorizing the Mayor support applications for the Prop 1C Infill Infrastructure Program for the following projects and authorizing the City to apply for the East Village Sub-District Planning Area.

- 7th and Market- Related Companies/City Link
- Ballpark Village Project- JMI Realty
- CentrePoint- Douglas Wilson Companies
- Comm22- Bridge Housing/MAAC Project/Bronze Triangle

COMMUNITY PARTICIPATION and PUBLIC OUTREACH EFFORTS:

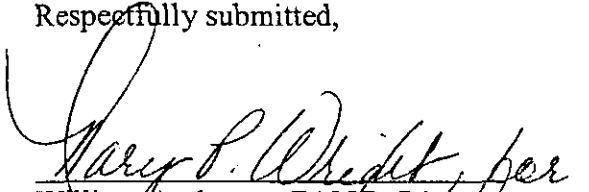
On February 19, 2009 a memo was issued to City Council offices, the City's Redevelopment Department, Center City Development Corporation, and Southeastern Development Corporation, outlining the process for obtaining a legislative letter of support and requesting that interested parties be notified of the process.

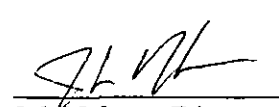
Another memo was issued on February 20, 2009 from the City Planning and Community Investment Department directly to housing developers. This memo was distributed among a number of citywide affordable housing stakeholder lists in an effort to notify as many potential applicants as possible.

KEY STAKEHOLDERS and PROJECTED IMPACTS (if applicable):

This action will further the provision of affordable housing and smart growth development. Key stakeholders include St. Vincent de Paul Management, ROEM Corporation/Squirre Properties, Jacobs Foundation/ McCormack Baron Salazar, BRIDGE Housing Corporation, Community Housing Works and Archstone.

Respectfully submitted,


William Anderson, FAICP, Director
City Planning & Community Investment


Job Nelson, Director
Intergovernmental Relations

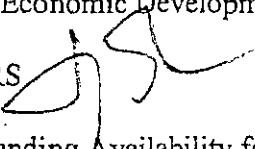
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- Attachment(s):
1. February 19, 2009 Memo and Summary of Eligible Activities
 2. TOD Project Descriptions and Self Scoring Worksheets
 3. IIG Project Descriptions and Self Scoring Worksheets

**OFFICE OF MAYOR JERRY SANDERS****MEMORANDUM**

DATE: February 19, 2009

TO: Honorable Members of the City Council
Janice Weinrick, San Diego Redevelopment Agency
Barbara Kaiser, Centre City Development Corporation
Brian Trotier, Southeastern Economic Development Corporation

FROM: MAYOR JERRY SANDERS 

SUBJECT: Proposition 1C Notice of Funding Availability for Transit Oriented Development and Infill Infrastructure.

Proposition 1C, the Emergency Shelter and Trust Fund Act of 2006 authorized \$2.85 billion in general obligation bonds (GO bonds) for various housing and transit purposes. While most of the money will supplement existing programs, \$850 million is allocated to the Regional Planning, Housing, and Infill Incentive Account to be distributed as incentive grants for capital outlay related to infill housing development and other related infill development. An additional \$300 million is allocated to stimulate the development of housing projects within close proximity to transit stations.

On January 30, 2009 the California Department of Housing and Community Development (HCD) issued a Notice of Funding Availability (NOFA) for the second round of both the Transit Oriented Development (TOD) and Infill Infrastructure Grant (IIG) programs. In this round, the state will award approximately \$95 million in TOD funding and \$197 million in IIG funding to urban areas across California, with forty-five percent of each program allocation targeted to projects located in Southern California. While the State Treasurer is not currently processing the sale of any GO bonds, HCD does expect to issue awards in June 2009. Both for profit and not for profit developers are eligible to apply to HCD for grant funds.

The application deadlines to HCD are as follows:

- TOD- 5:00 p.m. on April 1, 2009
- IIG- 5:00 p.m. on April 2, 2009

The City of San Diego has worthy projects across the City and in almost every Council District which might be eligible for these funds. I would ask that you distribute the NOFA and application to any project sponsors in your Council District or redevelopment area who might be interested. To assist in this process, I have attached summary sheets that outline general eligibility criteria for each program. More detailed information regarding eligible TOD projects can be found at www.hcd.ca.gov/fa/tod and eligible IIG activities at <http://www.hcd.ca.gov/fa/iig/>.

Legislative Letter of Support Application Process

While any eligible developer is allowed to apply directly to HCD without the City's involvement, the City of San Diego will be issuing a limited number of legislative letters of support. HCD awards competitive points for applications that include this letter of support. In order to evaluate projects fairly the City requests that any developer applying for a letter of support fill out the appropriate Self Scoring Worksheet attached to this memo. This scoring sheet is based upon HCD criteria. A completed self scoring worksheet and a one page description of the project to be considered are due to Job Nelson, Director of Intergovernmental Relations at 202 C Street, 11th Floor by 5 p.m. on Monday, March 6, 2009. The application will be scored by the Mayor's Infrastructure Bond Taskforce and a Mayoral recommendation based upon the highest scoring applications will be forwarded to the Council for a public hearing.

Attachments:

- 1) Summary of Eligible TOD Activities
- 2) Summary of Eligible IIG Activities
- 3) Scoring Sheet A- TOD
- 4) Scoring Sheet B- Urban Infill

Cc: William Anderson, Director, City Planning & Community Investment
Andrea Tevlin, Independent Budget Analyst
Richard Gentry, President & Chief Executive Officer, San Diego Housing Commission

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SUMMARY OF ELIGIBLE TOD ACTIVITIES**Project Eligibility:**

Under the program, low interest loans for residential development that includes affordable housing. Grants for infrastructure projects are also available if the project includes a capital improvement required to be completed as a condition to develop the housing. Developers must apply jointly with the City for infrastructure grants.

Eligible housing projects must:

- (1) Contain a minimum of 50 units, with no less than 15% of the total units affordable
- (2) Be located in an Urbanized Area
- (3) Be located within one quarter mile from rail or light rail, bus hub, bus transfer stations, or a planned transit station in a Regional or State Transportation Plan where construction will be completed prior to occupancy of the supported housing project
- (4) Include minimum density of 60 units/acre for downtown development and 40 units/acre for urban center development

Full Guidelines and Application Materials can be accessed at: www.hcd.ca.gov/fa/tod

Eligible Activities:**For Housing Developments:**

- Property acquisition and/or construction (including carrying costs)
- Substantial rehabilitation or refinancing of existing long term debt to allow for the provision of affordable rents in assisted units
- Land lease payments
- Improvements on and off site required by the housing development
- Consulting costs and fees directly related to the execution of the project
- Development costs of childcare facilities, after-school, or social services integrally linked to the tenants of the housing development
- Developer fees, building permits, and state and local fees
- Rent-up costs and relocation benefits required by law
- Capitalized operating and capitalized replacement reserves
- Escrow, title insurance, recording
- Costs associated with ensuring completion of construction
- Environmental hazard reports, surveys, and investigations

For infrastructure projects:

- Real property acquisition and fees
- Construction work and associated fees and costs
- Engineering design and supervision
- Environmental studies, remediation, and mitigation
- Relocation costs

SUMMARY OF ELIGIBLE IIG ACTIVITEIS**Project Eligibility:**

To be eligible the Capital Improvement project must be an integral part of, or necessary for the development of housing and:

- (1) Be located in an Urbanized Area.
- (2) Be located in a Locality which has an adopted housing element
- (3) Include not less than 15 percent of the total residential units to be developed as Affordable Units. Replacement housing units required to be provided by a community redevelopment agency pursuant to redevelopment law shall not be counted toward meeting the requirements of this paragraph.
- (4) Include average residential Net Densities on the parcels to be developed that are at least thirty dwelling units per acre
- (5) Be located in an area designated for mixed-use or residential development

The full Infrastructure Grant Program Guidelines can be accessed at:

<http://www.hcd.ca.gov/fa/iig/>

Eligible Activities:

The Program's primary objective is to promote infill housing development through the provision of financial assistance for infrastructure improvements required as a condition of approval of an infill housing development. Eligible improvements include:

- Development or rehab of parks or open space
- Water, sewer or other utility service improvements
- Streets or roads
- Limited parking
- Transit linkages or transit shelters
- Site preparation or demolition
- Traffic mitigation devices, such as traffic signals
- Sidewalks or streetscape improvements
- Facilities that support pedestrian, bicycle or transit
- Storm drains, storm water basins, or culverts
- Environmental remediation
- Site acquisition or control, including easements and rights of way

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March 6, 2009

Mr. Job Nelson
Director of Intergovernmental Relations
City of San Diego
202 C Street, 11th Floor
San Diego, CA 92101

Dear Mr. Nelson:

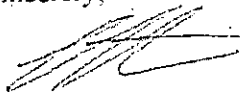
The Jacobs Center for Neighborhood Innovation (JCNI), in partnership with McCormack Baron Salazar, is preparing to submit an application to the State of California Department of Housing and Community Development (HCD) for Proposition 1C funding under the Transit Oriented Development (TOD) program.

We respectfully request a Letter of Support from the City to include in our application to HCD. In accordance with the Memorandum from the Mayor, dated February 19, 2009, a Self Scoring Worksheet has been completed and is included with this letter. Also attached is a one-page description of the project.

Please address any questions regarding the Self Scoring Worksheet or the project to me at (619) 527-6161, Ext. 130.

The Diamond Neighborhoods community participated in all aspects of the planning process for the proposed multifamily housing projects within The Village at Market Creek. On their behalf, thank you for your consideration of our request for a letter of support.

Sincerely,



Charles ("Chip") Buttner
President & CEO
Director, Diamond Management Inc.

Attachments: Self Scoring Worksheet and Project Summary

cc: Amy Benjamin

NORTHWEST VILLAGE RESIDENTIAL AND TROLLEY RESIDENTIAL PROJECT SUMMARY

The Jacobs Center for Neighborhood Innovation (JCNI) and McCormack Baron Salazar, a large-scale private developer, are planning two transit-oriented development (TOD) housing projects, Northwest Village Residential and Trolley Residential, within The Village at Market Creek in the southeastern area of the City of San Diego. These joint developments are located in an infill area (the "Diamond Neighborhoods") that is one of five pilot villages under the Mayor's City of Villages strategy in San Diego to demonstrate the efficiencies of "smart growth". The area is also a Community Place identified in the Regional Comprehensive Plan adopted by SANDAG for infill and transit-oriented development using coordinated, smart growth design.

Northwest Village Residential will be sited directly across the street from the Euclid Transit Station, operated by Metropolitan Transit System (MTS), which provides access to light rail and twelve bus lines. Located on 2.63 acres of land owned by JCNI subsidiaries, the development will consist of 149 rental units within two attached 3- and 4- story structures combined with commercial and office space, such that the project qualifies as a high-density, mixed use development. The ground floor of the development will provide approximately 14,380 square feet of commercial space to provide for neighborhood-serving business uses. It will also feature a 1,860 square foot Community Room at this level. A day care center serving residents of Northwest Village also will occupy 3,720 square feet at the ground level. The day care center will be served by 5,690 square feet of outdoor play area. Additionally, approximately 315 subterranean public parking spaces will be provided to serve residents and commercial customers.

The Trolley Residential housing will be located on 1.84 acres adjacent to the Euclid Transit Station. The development will provide approximately 52 units of rental housing on three stories with 95 underground parking spaces for residents. One hundred percent (100%) of the one-, two- and three- bedroom units at both Northwest Residential and Trolley Residential will be restricted in order to be affordable to residents with annual incomes that are 30 percent and 60 percent of the average median income (AMI) for the county. The AMI of the Diamond Neighborhoods is \$35,000, which is half that of the broader San Diego region.

Financing for the \$80 million housing developments will include funding support the State of California Proposition 1C Program, the City of San Diego/Southeastern Economic Development Corporation and other local public housing agencies and private equity generated from Low Income Housing Tax Credits, New Market Tax Credits, conventional financing, program-related investments (PRIs), and other resources. The estimated construction start for these projects is March 1, 2010, and completion November 1, 2012. Lease enrollments will begin in January 2011.

Transit Oriented Development - San Diego Northwest Village			
Scoring Section	Maximum Points	Project Points	Comments
SECTION 108(a) INCREASE TRANSIT RIDERSHIP	Total = 90	77	
1-Frequencies- peak period headways less than or equal to 12 minutes; performance tiered and dependant on mode	30	30	
2-Electronic User Information Services	4	4	
3-Posting of Current Schedules and Route Maps	1	1	Rental housing - 95% of the construction + permanent financing (less deferred costs); 50% of total construction financing (less deferred cost); Ownership - 95% construction (including public agency funds and less deferred costs) and permanent financing (including public agency funds less private mortgage financing and deferred costs)
4-Primary Mode of Transit and Population Density within 4 miles of transit station	55	42	
SECTION 108(b) DESIGNATED INFILL PORTION	Total = 40	40	
1. Designated for infill development in regional plan by SANDAG	20	20	
2. Designated for TOD in local plan	10	10	
3. Public investment of at least \$5million over preceeding 10 years and Construction of privately owned transit supportive uses of at least 50,000 sqft	10	10	

TRANSIT-ORIENTED DEVELOPMENT - SEATTLE NORTHWEST VILLAGE			
Scoring Section	Maximum Points	Points	Comments
SECTION 1: HOUSING AFFORDABILITY	Total = 30	30	
At or below moderate income (points vary based on affordability and restrictions)		30	
SECTION 2: TRANSIT-SUPPORTIVE LAND USE	Total = 15	15	
At least 10 transit-supportive amenities and services receive all points		15	must be located within 1/2 mile and under construction or included as part of project
SECTION 3: WALKABLE CORRIDOR	Total = 25	25	
1. Corridor- Less than 25% of street blocks exceed 500 ft	5	5	
2. Corridor- Continuously paved, ADA sidewalks with 4ft min width	5	5	
3. Corridor- Safe pedestrian arterial crossing and adequate lighting	5	5	
4. Station- waiting facilities lighted and sheltered	5	5	
5. Station- bicycle access and storage or on-board conveyance	5	5	
SECTION 4: PARKING	Total = 30	30	
1. Priced to cover operating and capital, and pd for separately (except for units subsidized with affordable funding)	5	5	
2. Transit Passes- discounted to half retail cost (one per restricted unit)	5	5	
3. Shared Parking- between different uses	5	5	
4. Car Sharing- dedicated parking	5	5	
5. Maximum Spaces- see chart	10	10	Downtown (0-1 bdrm = 1 space, 2+bdrm = 1.5); Urban Center (0-1 bdrm = 1.25 spaces, 2+ =1.75)

Housing Element Development Scoring Table (Residential)			
Scoring Section	Maximum Points	Points	Comments
SECTION 1: AFFORDABILITY OF HOUSING	Total = 30	11	
1. Enforceable commitments for all construction period funding	8	0	
2-Environmental Review Status. Environmental clearance and expired appeal period = 7pts, or Public notice of draft EIR or Neg Dec=4 pts.	7	4	
3-Land Use Entitlement Approval	8	0	
4-Site ownership or Approved design review, or All deferred payment grants and subsidies are committed	7	7	
SECTION 2: AFFORDABILITY OF HOUSING	Total = 15	15	
.75 points for each 10% increment of permanent funding as a % of requested funding		15	
SECTION 3: AFFORDABILITY OF HOUSING	Total = 30	30	
1.&2. 10 pts per comparable developments over past 5 years; 10 pts for successful joint development projects in last 5 years (with PTA)	30	30	
7. 5 point reductions up to a max 50 pt reduction for past performance failure	-50		
SECTION 4: COMMUNITY SUPPORT	Total = 15	15	
Documented Community Input			
SECTION 5: HOUSING ELEMENT SIZE	Total = 30	15	
200 units = 30 pts; 150-199 = 25pts; 100-149 = 20pts; 50-99 = 15pts		25	
SECTION 6: ADOPTED ECONOMIC DEVELOPMENT PLAN	Total = 10	10	

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TOTAL OPENED Development - Seaside North West Village			
Scoring Section	MAXIMUM POINTS	POINTS	Comments
		10	
SEASIDE NORTH ECONOMIC STIMULUS FUNDING/LOCAL SUPPORT	Total= 20	0	
Stimulus Fund at least 20% of Program grant/loan	20		
Stimulus Fund at least 15% of Program grant/loan	12		
Stimulus Fund at least 10% of Program grant/loan	8		

Total Points = 380 323
 (minimum score required = 250)

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TRANSIT ORIENTED DEVELOPMENT - SANDAG Trolley Regional Plan			
Section	Maximum Points	Project Points	Comments
SECTION 10(B) - INCREASE TRANSIT RIDERSHIP	Total = 90	77	
1-Frequencies- peak period headways less than or equal to 12 minutes; performance tiered and dependant on mode	30	30	
2-Electronic User Information Services	4	4	
3-Posting of Current Schedules and Route Maps	1	1	Rental housing - 95% of the construction + permanent financing (less deferred costs); 50% of total construction financing (less deferred cost); Ownership - 95% construction (including public agency funds and less deferred costs) and permanent financing (including public agency funds less private mortgage financing and deferred costs)
4-Primary Mode of Transit and Population Density within 4 miles of transit station	55	42	
SECTION 10(B) DESIGNATED INFILL OR TIDZ	Total = 40	40	
1. Designated for infill development in regional plan by SANDAG	20	20	
2. Designated for TOD in local plan	10	10	
3. Public investment of at least \$5million over preceeding 10 years and Construction of privately owned transit supportive uses of at least 50,000 sqft	10	10	

TRANSIT-ORIENTED DEVELOPMENT - Station/Midway Residential			
Station/Section	Maximum Points	Project Points	Comments
Section 100(a) AFFORDABILITY	Total = 30	30	
At or below moderate income (points vary based on affordability and restrictions)		30	
Section 100(b) TRANSIT-SUPPORTIVE LAND USE	Total = 15	15	
At least 10 transit-supportive amenities and services receive all points		15	must be located within 1/2 mile and under construction or included as part of project
Section 100(c) WALKABLE CORRIDORS	Total = 25	25	
1. Corridor- Less than 25% of street blocks exceed 500 ft	5	5	
2. Corridor- Continuously paved, ADA sidewalks with 4ft min width	5	5	
3. Corridor- Safe pedestrian arterial crossing and adequate lighting	5	5	
4. Station- waiting facilities lighted and sheltered	5	5	
5. Station- bicycle access and storage or on-board conveyance	5	5	
Section 100(d) Parking	Total = 30	30	
1. Priced to cover operating and capital, and pd for separately (except for units subsidized with affordable funding)	5	5	
2. Transit Passes- discounted to half retail cost (one per restricted unit)	5	5	
3. Shared Parking- between different uses	5	5	
4. Car Sharing- dedicated parking	5	5	
5. Maximum Spaces- see chart	10	10	Downtown (0-1 bdrm = 1 space, 2+bdrm = 1.5); Urban Center (0-1 bdrm = 1.25 spaces, 2+ = 1.75)

Transitional Development - Special Valley Residents			
Starting Section	Maximum Points	Points	Comments
SECTION 1: READINESS OF HOUSING	Total = 30	11	
1. Enforceable commitments for all construction period funding	8	0	
2-Environmental Review Status. Environmental clearance and expired appeal period = 7pts, or Public notice of draft EIR or Neg Dec=4 pts.	7	4	
3-Land Use Entitlement Approval	8	0	
4-Site ownership or Approved design review, or All deferred payment grants and subsidies are committed	7	7	
SECTION 2: AFFORDABILITY	Total = 15	15	
.75 points for each 10\$ increment of permanent funding as a % of requested funding		15	
SECTION 3: DEVELOPMENT PERFORMANCE	Total = 30	30	
1.&2. 10 pts per comparable developments over past 5 years; 10 pts for successful joint development projects in last 5 years (with PTA)	30	30	
7. 5 point reductions up to a max 50 pt reduction for past performance failure	-50		
SECTION 4: COMMUNITY SUPPORT	Total = 15	15	
Documented Community Input			
SECTION 5: PROJECT SIZE	Total = 30	15	
200 units = 30 pts; 150-199 = 25pts; 100-149 = 20pts; 50-99 = 15pts		25	
SECTION 6: ADOPTED ECONOMIC DEVELOPMENT PLAN	Total = 10	10	

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Transfer of Funds Development - Stimulus Policy/Residential			
Stimulus Section	Maximum Points	Project Points	Comments
		10	
Stimulus Fund at least 20% of Program grant/loan	20		
Stimulus Fund at least 15% of Program grant/loan	12		
Stimulus Fund at least 10% of Program grant/loan	8		
Total= 20		0	

Total Points = 380 313
 (minimum score required = 250)

9th and Broadway is simple and elegant building with extensive common areas, both outside and inside, for residents to enjoy. The building will contain 250 units all reserved for adults earning 60% or less of Area Median Income. A total of 35% of the units will serve special needs populations, with 25 units subsidized by Mental Health Services Act funds and 63 other units receiving services either at the development or from other providers. The units will be a mix of 300sf living units, 400sf studios and 600sf 1-bedrooms. All of these units will be mixed and integrated throughout the building.

The building is efficiently designed with a large four-story base and a 13-story tower atop. There is an open courtyard off of the building entry, a substantial landscaped open space on the top of the fourth floor, and a terrace with sweeping views near the top of the building. These open spaces, in addition to the indoor common amenities, will provide areas for residents to relax outside their apartments, mingle with one another and enjoy San Diego's wonderful climate. While topping out at 17 stories, the substantial step-back of the tower after just four stories creates a less imposing structure and keeps the area open for views and sunlight on adjacent buildings and the streets below.

The ground floor of the building will provide over 4,000 sf of retail space that opens onto a rear courtyard to be shared by residents and retail customers. We anticipate a restaurant, café or other active retail use, to engage the street and bring activity along this stretch of 9th and Broadway. BRIDGE will work with community members to make the retail a meaningful part of the entire 9th and Broadway development.

Our design program is simple, in order to provide the most cost effective building. The development is then punctuated by three substantial open spaces spread across the height of the building – at the ground floor, at the fifth floor and near the top of the tower. In addition to these outdoor spaces, the units have been designed with large window areas and attention to solar orientation, in order to provide a sense of openness, views of downtown, Petco Park and the Bay. Indoor amenities will include a small movie-theatre and other flexible community rooms, to provide residents with room to socialize with one another, and spread out with guests. Special consideration will be given to the quality of the common areas and amenities, due to the small size of the private apartments that the residents will occupy.

This LEED Silver certified project will have an eco-roof, with drought tolerant planting in all available space at the top of the tower, plus substantial landscaped areas in the open spaces provided at various levels. There will be a photovoltaic system to cover the house electrical loads, and highly efficient mechanical systems. BRIDGE has brought on an energy consultant, Brummitt Energy Associates as well as a LEED consultant, KEMA, to help design a building with highly efficient systems that will conserve energy over the entire life of the building.

Transit Oriented Development - Sub-H			
Station Section	Maximum Points	Projected Points	Comments
SUB-H-108(4) INCREASE TRANSIT RIDERSHIP	Total = 90	77	
1-Frequencies- peak period headways less than or equal to 12 minutes; performance tiered and dependant on mode	30	30	City College Trolley Station
2-Electronic User Information Services	4	0	Digital Displays do not provide real time information on arrival times
3-Posting of Current Schedules and Route Maps	1	1	
4-Primary Mode of Transit and Population Density within 4 miles of transit station	55	46	Estimated, need calc from State.
SUB-H-109(4) DESIGNATED DOWNTOWN CORRIDOR	Total = 40	40	
1. Designated for infill development in regional plan by SANDAG	20	20	This is a SANDAG Smart Growth Area
2. Designated for TOD in local plan	10	10	CCDC Downtown Community Plan, Chapter 7 addresses TOD
3. Public investment of at least \$5million over preceeding 10 years and Construction of privately owned transit supportive uses of at least 50,000 sqft	10	10	Smart Corner

Transit-Oriented Development - Suburbs			
Category/Section	Maximum Points	Points	Comments
Section 1000 - AFFORDABILITY	Total = 30	30	
At or below moderate income (points vary based on affordability and restrictions)	15	30	Scoring Breakdown: 16.80 pts for 40% AMI units, 22.50 pts for 35% AMI units, 13 pts for 20% AMI Units
Section 1001 - TRANSIT-SUPPORTIVE AMENITIES AND SERVICES	Total = 15	15	
At least 10 transit-supportive amenities and services receive all points	15	15	Convenience store, hair care, park, laundry, library, dentist, pharmacy, coffee shop, grocery store, postal store
Section 1002 - WALKABLE BIODIVERSITY	Total = 25	25	
1. Corridor- Less than 25% of street blocks exceed 500 ft	5	5	Per Downtown Community Plan, blocks are 200'-300'
2. Corridor- Continuously paved, ADA sidewalks with 4ft min width	5	5	Per our observations, this is true
3. Corridor- Safe pedestrian arterial crossing and adequate lighting	5	5	Broadway is lit
4. Station- waiting facilities lighted and sheltered	5	5	Station has covered waiting areas and lights
5. Station- bicycle access and storage or on-board conveyance	5	5	Bicycles can be taken on the trolley
Section 1003 - Parking	Total = 30	20	
1. Priced to cover operating and capital, and pd for separately (except for units subsidized with affordable funding)	5	5	All parking is for affordable housing, which is exempt from this criteria
2. Transit Passes- discounted to half retail cost (one per restricted unit)	5	0	We hope to provide this, but are not sure yet
3. Shared Parking- between different uses	5	5	We can allow retail parking during the day
4. Car Sharing- dedicated parking	5	0	There is no car sharing company operating in downtown.
5. Maximum Spaces- see chart	10	10	Downtown (0-1 bdrm = 1 space, 2+bdrm = 1.5); Urban Center (0-1 bdrm = 1.25 spaces, 2+ = 1.75)

Panel on Land Development - Section			
Scoring Section	Maximum Points	Potential Points	Comments
SECTION 1: READYNESS OF HOUSING	Total = 30	8	
1. Enforceable commitments for all construction period funding	8	8	
2-Environmental Review Status. Environmental clearance and expired appeal period = 7pts, or Public notice of draft EIR or Neg Dec=4 pts.	7	0	We expect to have all approvals in June.
3-Land Use Entitlement Approval	8	0	
4-Site ownership or Approved design review, or All deferred payment grants and subsidies are committed	7	0	
SECTION 2: FINANCIAL LEVERAGE	Total = 15	15	
.75 points for each 10\$ increment of permanent funding as a % of requested funding	15	15	
SECTION 3: DEVELOPER PAST PERFORMANCE	Total = 30	30	
1.&2. 10 pts per comparable developments over past 5 years; 10 pts for successful joint development projects in last 5 years (with PTA)	30	30	
7. 5 point reductions up to a max 50 pt reduction for past performance failure	-50	0	
SECTION 4: COMMUNITY SUPPORT	Total = 15	0	
Documented Community Input	15	0	We are starting to talk to the Community now.
SECTION 5: PROJECT SIZE	Total = 30	30	
200 units = 30 pts; 150-199 = 25pts; 100-149 = 20pts; 50-99 = 15pts	30	30	
SECTION 6: ADOPTED ECONOMIC DEVELOPMENT PLAN	Total = 10	10	

Economic Development Criteria			
Criteria	Maximum Points	Project Points	Comments
	10	10	CCDC has economic development in their community plan
Stimulus Fund at least 20% of Program grant/loan	Total= 20	0	
Stimulus Fund at least 20% of Program grant/loan	10	0	Who knows???
Stimulus Fund at least 15% of Program grant/loan	6	0	
Stimulus Fund at least 10% of Program grant/loan	4	0	
		300	

Total Points = 380
 (minimum score required = 250)

7/2/00

The 15th and Commercial Project
Developed by S.V.D.P. Management, Inc. (dba Father Joe's Villages)

Project Address:

1501 Imperial Avenue, San Diego, CA 92101

Project Description:

The 15th & Commercial Project will be a twelve-story mixed-use, transit oriented development consisting of a three level child development center (floors 1-3), four levels of transitional housing (floors 4-7), four levels of permanent supportive and permanent affordable housing (floors 8-11), a top floor (floor 12) featuring three guest units and other accessory buildings, and one level of underground parking and bicycle storage. The developer is seeking both Transit Oriented Development (TOD) and Infill Infrastructure Grant (IIG) financing for the residential uses in the building. Financing for the child development center and rooftop uses will come from sources other than TOD and IIG.

Project Site and Surrounding Neighborhood:

The project site is within the East Village Neighborhood of downtown San Diego, and is owned by S.V.D.P. Management, Inc. The 1.37 acre site is flat and contiguous and is currently occupied by the Joan Kroc Center (JKC) and Bishop Maher Center (BMC). The JKC opened in 1987 and provides transitional housing for single women and families. The BMC is a pre-engineered metal building that was converted and opened as a residential facility in 1989 to provide transitional housing for single men. The 15th and Commercial Project involves demolition of the BMC portion of the property to make way for the new 12 story tower.

The neighborhood's property use blend includes a mixture of single-family and multiple-family residential development and commercial uses, which are also in the CCPD-MC zone. The three nearest blocks comprise St. Vincent de Paul Village, which provides an entire continuum of care to homeless and low-income individuals and families. PETCO Park, home of the San Diego Padres, sits only a few blocks west of the project site. PETCO Park has spurred the development of multiple restaurants, shops, and housing (from affordable to the high end) in the neighborhood. Residents at 15th and Commercial will benefit from convenient access to the 12th and Imperial Transit Station which is also located just a few blocks west of the project site.

Permanent Housing:

The permanent housing component on floors 8-11 will consist of 64 studio units for households earning 30-40% AMI plus a one-bedroom manager's unit. Forty-nine of the permanent units will be set aside as permanent supportive housing units reserved for individuals who are homeless or at-risk of becoming homeless with a special need. Amenities include a laundry room on each floor, indoor and outdoor community space,

Transitional Housing:

The transitional housing component on floors 4-7 will consist of 75 units, to provide long-term transitional housing for 150 homeless single men. The new units will replace the long-term transitional housing building that currently occupies the project site. In the new building, residents will be two to a room, and each floor will include laundry facilities, a community gathering room and office space for supportive service staff. The new facility will allow for increased privacy for residents, facilitating personal rehabilitation by providing quiet space to study, complete paperwork, prepare for the next day's work, or rest.

Transit Service Development (Sustainable)			
Development Section	Maximum Points	Points	Comments
SUBTOTAL INCREASE TRANSIT RIDERSHIP	Total = 90	77	
1-Frequencies- peak period headways less than or equal to 12 minutes; performance tiered and dependant on mode	30	30	
2-Electronic User Information Services	4	4	
3-Posting of Current Schedules and Route Maps	1	1	
4-Primary Mode of Transit and Population Density within 4 miles of transit station	55	42	
SUBTOTAL DESIGNATED DEVELOPMENT	Total = 40	40	
1. Designated for infill development in regional plan by SANDAG	20	20	
2. Designated for TOD in local plan	10	10	
3. Public investment of at least \$5million over preceeding 10 years and Construction of privately owned transit supportive uses of at least 50,000 sqft	10	10	

TRANSIT-SUPPORTIVE DEVELOPMENT - Section 6			
Category/Section	Maximum Points	Weighted Points	Comments
TRANSIT-ORIENTED DEVELOPMENT	Total = 30	30	
At or below moderate income (points vary based on affordability and restrictions)	30	30	
TRANSIT-ORIENTED DEVELOPMENT - Transit Supportive Amenities	Total = 15	15	
At least 10 transit-supportive amenities and services receive all points	15	15	must be located within 1/2 mile and under construction or included as part of project
TRANSIT-ORIENTED DEVELOPMENT - Transit Supportive Amenities	Total = 25	25	
1. Corridor- Less than 25% of street blocks exceed 500 ft	5	5	
2. Corridor- Continuously paved, ADA sidewalks with 4ft min width	5	5	
3. Corridor- Safe pedestrian arterial crossing and adequate lighting	5	5	
4. Station- waiting facilities lighted and sheltered	5	5	
5. Station- bicycle access and storage or on-board conveyance	5	5	
TRANSIT-ORIENTED DEVELOPMENT - Transit Supportive Amenities	Total = 30	30	
1. Priced to cover operating and capital, and pd for separately (except for units subsidized with affordable funding)	5	5	
2. Transit Passes- discounted to half retail cost (one per restricted unit)	5	5	
3. Shared Parking- between different uses	5	5	
4. Car Sharing- dedicated parking	5	5	
5. Maximum Spaces- see chart	10	10	Downtown (0-1 bdrm = 1 space, 2+bdrm = 1.5); Urban Center (0-1 bdrm = 1.25 spaces, 2+ = 1.75)

Housing Element Scoring			
Category	Maximum Points	Points	Comments
Section 1: Basic Requirements	Total = 30	30	
1. Enforceable commitments for all construction period funding	8	8	
2-Environmental Review Status. Environmental clearance and expired appeal period = 7pts, or Public notice of draft EIR or Neg Dec=4 pts.	7	7	
3-Land Use Entitlement Approval	8	8	
4-Site ownership or Approved design review, or All deferred payment grants and subsidies are committed	7	7	
Section 2: Affordable Housing	Total = 15	15	
.75 points for each 10\$ increment of permanent funding as a % of requested funding	15	15	
Section 3: Community Development	Total = 30	30	
1.&2. 10 pts per comparable developments over past 5 years; 10 pts for successful joint development projects in last 5 years (with PTA)	30	30	
7. 5 point reductions up to a max 50 pt reduction for past performance failure	-50	0	
Section 4: Community Support	Total = 15	15	
Documented Community Input	15	15	
Section 5: Affordable Housing	Total = 30	20	
200 units = 30 pts; 150-199 = 25pts; 100-149 = 20pts; 50-99 = 15pts	30	20	
Section 6: Affordable Housing	Total = 10	10	

~11236

Transit Oriented Development - Section			
Section Detail	Maximum Points	Project Points	Comments
	10	10	
Section Detail: Economic Stimulus Funding/Local Support	Total = 20	20	
Stimulus Funds + other local support at least 35%	20	20	Row added per section 108 (m) of TOD regs.
Stimulus Fund at least 20% of Program grant/loan	10	0	
Stimulus Fund at least 15% of Program grant/loan	6	0	
Stimulus Fund at least 10% of Program grant/loan	4	0	
	Total = 380	Total = 357	

Total Points = 380
(minimum score required = 250)

000237



Community HousingWorks

Building Communities. Changing Lives.

March 4, 2009

Mr. Job Nelson
Director of Intergovernmental Relations
202 'C' Street, 11th Floor
San Diego, CA 92101

VIA HAND DELIVERY

Re: Proposition 1C Transit Oriented Development (TOD) Funding
Request for legislative letter of support

Dear Mr. Nelson:

Pursuant to Mr. William Anderson's memorandum of February 20, 2009, Community HousingWorks respectfully requests a legislative letter of support for its application to the California Department of Housing and Community Development's (HCD) Notice of Funding Availability for the second round of the Transit Oriented Development awards.

Attached, please find a completed self-scoring worksheet and one page description of the project. You will note that the project is very competitive, achieving 88% of the total possible points (334 out of 380).

If I can provide any further information, or answer any questions related to this application, please do not hesitate to contact me. My direct office line is (619) 450-8711, and I may also be reached by mobile phone at (619) 871-5756.

Thank you for your assistance with our efforts to bring significant state funding to provide investment, jobs, and affordable housing for San Diegans. We look forward to the Council's letter of support.

Best Regards,

David Gatzke
Sr. Project Manager

cc: Hon. Councilmember Todd Gloria, District 3
Amy Benjamin, Housing & Homeless Coordinator

1820 S. Escondido Blvd., Suite 101, Escondido, CA 92025
Phone: 760.432.6878 Fax: 760.432.6883

4305 University Avenue, Suite 550, San Diego, CA 92105
Phone: 619.282.6647 Fax: 619.640.7119



Community
HousingWorks

THE BOULEVARD AT NORTH PARK

Project Description

The Boulevard at North Park is a 1.54 acre site located on the north side of El Cajon Boulevard, between Florida and Alabama Streets, with approvals from the City of San Diego¹ for the construction of a 175-unit residential building with additional mixed-use and commercial/retail space. The existing structures on site will be demolished and a new six-story building will be constructed (four residential stories over a two-story parking garage and commercial space).

Proposed Affordability

Community HousingWorks is proposing to construct the building as an affordable housing complex for residents earning between 25 and 60 percent of the Area Median Income ("AMI"). In 2008, San Diego's median household income was \$72,100.

Qualifying Income

	25% AMI	30% AMI	40% AMI	50% AMI	60% AMI
Studio	\$13,825	\$16,590	\$22,120	\$27,650	\$33,180
1 Bedroom	\$15,800	\$18,960	\$25,280	\$31,600	\$37,920
2 Bedroom	\$17,775	\$21,330	\$28,440	\$35,550	\$42,660

Rent Levels (Includes all utilities)

	25% AMI	30% AMI	40% AMI	50% AMI	60% AMI
Studio	\$345	\$414	\$553	\$691	\$829
1 Bedroom	\$370	\$444	\$592	\$740	\$888
2 Bedroom	\$444	\$533	\$711	\$888	\$1,066

Special Needs: Approximately ten percent (18 to 20 residences) are proposed to be set aside under the state's Mental Health Services Act (MHSA) for priority rental to participants in Providence Community Services' Catalyst program for youth aging out of foster care and other at risk transition-aged youth (ages 18 to 25). Catalyst tenants are diagnosed with a mental disorder, active participants of the Catalyst program, and have previously demonstrated success and stability in transitional housing and significant success with independent living skills.

The Opportunity

The Boulevard at North Park will revitalize El Cajon Boulevard with an attractive building previously approved for condominiums, while meeting community needs by creating opportunities for workers and their families to move up in the world.

Community HousingWorks has a 25-year successful track record of providing affordable rental housing opportunities throughout San Diego County and currently serves approximately 1,500 families in 30 complexes. Its strong management and supportive programming results in residents who are good neighbors that enrich their communities.

000239



¹ The project was originally approved by the City Council on April 19, 2005 as Project Number 49662, and included Site Development Permit, No. 143667; Vesting Tentative Map, No. 172036; Easement Abandonment No. 188003; and Public Right-of-Way Vacation, No. 143669; to allow for the demolition of 10 existing structures and the construction of 180 multifamily residential units. A Substantial Conformance Review, No. 113715, was completed on or about October 18, 2007, that revised the Site Development Permit to construct 175 multifamily units. An Extension of Time, Project No. 152061, was granted on October 27, 2008, resulting in approval of Vesting Tentative Map No. 540163, Site Development Permit No. 540163, Public Right-of-Way Vacation No. 576332, and Easement Abandonment No. 576336.

Transit Oriented Development - Scoring THE BOULEVARD AT NORTH PARK - COMMUNITY HOUSING WORKS

Scoring Section	Maximum Points	Project Points	Comments
Section 108(a) - INCREASE TRANSIT RIDERSHIP	Total = 90		
1-Frequencies- peak period headways less than or equal to 12 minutes; performance tiered and dependant on mode	30	30	Current level of service used for scoring (transit station at El Cajon Boulevard & Texas St.). Frequency of proposed BRT is undetermined. QTS is served by MTS routes 1, 6, and 15. Total of 36 buses in AM peak, 48 buses in PM peak (avg. 1 bus every 5 minutes).
2-Electronic User Information Services	4	4	Assumes proposed Mid-City Bus Rapid Transit (BRT) transit station. (Per Section 101(aa) of the guidelines, included in the definition of Transit Station are "planned transit stations...whose construction is programmed into a Regional or State Transportation Improvement Program to be completed prior to the scheduled completion and occupancy of the supported Housing Development(s)....")
3-Posting of Current Schedules and Route Maps	1	1	
4-Primary Mode of Transit and Population Density within 4 miles of transit station	55	42	Assumes BRT, and 4 mile radius population density of 8,001 - 10,000 people per square mile. Based on commercially-available demographic data.
Section 108(b) DESIGNATED INFILL OR TOD AREA	Total = 40		
1. Designated for infill development in regional plan by SANDAG	20	20	Designated on the SANDAG Smart Growth Concept Map as Mixed Use Transit Corridor SD NP-2
2. Designated for tod in local plan	10	10	Greater North Park Community Plan.

000240

Transit Oriented Development - Scoring THE BOULEVARD AT NORTH PARK - COMMUNITY HOUSING WORKS

Scoring Section	Maximum Points	Project Points	Comments
3. Public investment of at least \$5million over preceeding 10 years and Construction of privately owned transit supportive uses of at least 50,000 sqft	10	10	The mixed-use Renaissance at North Park project at the northwest corner of El Cajon Boulevard and 30th St. is a 1/2 mile from the QTS at Texas & El Cajon Boulevard, and meets both criteria (A) and (B) of this regulation.
Section 108(c) AFFORDABILITY	Total = 30		
At or below moderate income (points vary based on affordability and restrictions)		30	
Section 108(d) TRANSIT SUPPORTIVE LAND USE	Total = 15		
At least 10 transit-supportive amenities and services receive all points		15	(1) Convenience Store: 7-11, SWC ECB & Florida; (2) Library: Univ. Hts. Library; (3) Courts: Folsom Tennis Club, 2720 Howard St.; (4) Park: North Park Community Park; (5) Grocery Store: Henry's Marketplace, SEC Park & Howard; (6) Restaurants: Multiple; (7) School: Garfield Elementary; (8) Coffee Shop: Multiple; (9) Laundry: SWC ECB & Florida; (10) Community Center: NP Senior Center, 2719 Howard St. Multiple other qualifying amenities.
Section 108(e) WALKABLE CORRIDOR FEATURES	Total = 25		
1. Corridor- Less than 25% of street blocks exceed 500 ft	5	5	Standard block length along El Cajon Boulevard is 320'.
2. Corridor- Continuously paved, ADA sidewalks with 4ft min width	5	5	
3. Corridor- Safe pedestrain arterial crossing and adequate lighting	5	5	
4. Station- waiting facilities lighted and sheltered	5	5	
5. Station- bicycle access and storage or on-board conveyance	5	5	On-board conveyance.
Section 108(f) Parking	Total = 30		
1. Priced to cover operating and capital, and pd for separately (except for units subsidized with affordable funding)	5	5	Project is proposed for 4% tax credits. EXEMPT from this requirement.
2. Transit Passes- discounted to half retail cost (one per restricted unit)	5	5	Discounted transit passes will be provided to residents, cost is incorporated in operating buget for project.
3. Shared Parking- between different uses	5	5	Shared parking between retail/commercial uses in building and residential uses.

000242

Transit Oriented Development - Scoring THE BOULEVARD AT NORTH PARK - COMMUNITY HOUSING WORKS			
Scoring Section	Maximum Points	Project Points	Comments
4. Car Sharing- deidcated parking	5	5	Spaces will be reserved for car sharing.
5. Maximum Spaces- see chart	10	10	Residential portion of parking garage is within maximum allowed.
Section 108(g) READINESS OF HOUSING	Total = 30		
1. Enforceable commitments for all construction period funding	8	0	
2-Environmental Review Status. Environmental clearance and expired appeal period = 7pts, or Publc notice of draft EIR or Neg Dec=4 pts.	7	7	The project was originally approved by the City Council on April 18, 2005 as Project Number 49662. The project included a Site Development Permit, No. 143667; Vesting Tentative Map, No. 172036; Easement Abandonment No. 188003; and Public Right-of-Way Vacation, No. 143669; to allow for the demolition of 10 existing structures and the construction of 180 multifamily residential units. A Substantial Conformance Review, No. 113715, was completed on or about October 18, 2007, that revised the Site Development Permit to construct 175 multifamily units. An Extension of Time, Project No. 152061, was granted on October 27, 2008, resulting in approval of Vesting Tentative Map No. 540163, Site Development Permit No. 540163, Public Right-of-Way Vacation No. 576332, and Easement Abandonment No. 576336.
3-Land Use Entitlement Approval	8	8	See above
4-Site ownership or Approved design review, or All deferred payment grants and subsidies are committed	7	7	Qualifies via 108(g)(4)(B) - Approved design review.
Section 108(h) LEVERAGE	Total = 15		
75 points for each 10\$ iincrement of permanent funding as a % of requested funding		15	Total project cost = \$65.5 Million. Requested award will not exceed \$16.38 Million. Other sources are 300% of program. 10 (10% full increments above 100%) x 0.75 = 15 points.
Section 108(i) DEVELOPER PAST PERFORMANCE	Total = 30		
1.&2. 10 pts per comprable developments over past 5 years; 10 pts for successful joint development projects in last 5 years (with PTA)	30	30	
7. 5 point reductins up to a max 50 pt reduction for past performance failure	-50	0	
Section 108(j) COMMUNITY SUPPORT	Total = 15		
Documented Community Input		15	
Section 108(k) PROJECT SIZE	Total = 30		

000243

Transit Oriented Development - Scoring THE BOULEVARD AT NORTH PARK - COMMUNITY HOUSING WORKS			
Scoring Section	Maximum Points	Project Points	Comments
200 units = 30 pts; 150-199 = 25pts; 100-149 = 20pts; 50-99 = 15pts		25	Project has 175 units.
Section 108(I) ADOPTED ECONOMIC DEVELOPMENT PLAN	Total = 10	10	
Section 108(M) ECONOMIC STIMULUS FUNDING/LOCAL SUPPORT	Total = 20		
Stimulus Fund at least 20% of Program grant/loan	10	0	
Stimulus Fund at least 15% of Program grant/loan	6	0	
Stimulus Fund at least 10% of Program grant/loan	4	0	
		334	

Total Points = 380 88%
 (minimum score required = 250)

000245

The 15th and Commercial Project
Developed by S.V.D.P. Management, Inc. (dba Father Joe's Villages)

Project Address:

1501 Imperial Avenue, San Diego, CA 92101

Project Description:

The 15th & Commercial Project will be a twelve-story mixed-use, transit oriented development consisting of a three level child development center (floors 1-3), four levels of transitional housing (floors 4-7), four levels of permanent supportive and permanent affordable housing (floors 8-11), a top floor (floor 12) featuring three guest units and other accessory buildings, and one level of underground parking and bicycle storage. The developer is seeking both Transit Oriented Development (TOD) and Infill Infrastructure Grant (IIG) financing for the residential uses in the building. Financing for the child development center and rooftop uses will come from sources other than TOD and IIG.

Project Site and Surrounding Neighborhood:

The project site is within the East Village Neighborhood of downtown San Diego, and is owned by S.V.D.P. Management, Inc. The 1.37 acre site is flat and contiguous and is currently occupied by the Joan Kroc Center (JKC) and Bishop Maher Center (BMC). The JKC opened in 1987 and provides transitional housing for single women and families. The BMC is a pre-engineered metal building that was converted and opened as a residential facility in 1989 to provide transitional housing for single men. The 15th and Commercial Project involves demolition of the BMC portion of the property to make way for the new 12 story tower.

The neighborhood's property use blend includes a mixture of single-family and multiple-family residential development and commercial uses, which are also in the CCPD-MC zone. The three nearest blocks comprise St. Vincent de Paul Village, which provides an entire continuum of care to homeless and low-income individuals and families. PETCO Park, home of the San Diego Padres, sits only a few blocks west of the project site. PETCO Park has spurred the development of multiple restaurants, shops, and housing (from affordable to the high end) in the neighborhood. Residents at 15th and Commercial will benefit from convenient access to the 12th and Imperial Transit Station which is also located just a few blocks west of the project site.

Permanent Housing:

The permanent housing component on floors 8-11 will consist of 64 studio units for households earning 30-40% AMI plus a one-bedroom manager's unit. Forty-nine of the permanent units will be set aside as permanent supportive housing units reserved for individuals who are homeless or at-risk of becoming homeless with a special need. Amenities include a laundry room on each floor, indoor and outdoor community space,

Transitional Housing:

The transitional housing component on floors 4-7 will consist of 75 units, to provide long-term transitional housing for 150 homeless single men. The new units will replace the long-term transitional housing building that currently occupies the project site. In the new building, residents will be two to a room, and each floor will include laundry facilities, a community gathering room and office space for supportive service staff. The new facility will allow for increased privacy for residents, facilitating personal rehabilitation by providing quiet space to study, complete paperwork, prepare for the next day's work, or rest.

Qualifying Infill Project - Scoring			
Scoring Section	Maximum Points	Project Points	Comments
CEQA/NEPA/PHASE I/II/III/IV/REASONABLENESS	Total = 90	75	
1. Environmental Review Status. All CEQA/NEPA=25 pts. Public notice of a draft EIR, ND, or EA=15 pts. Completed Phase I and Phase II site assessments prior to April, 2008=5pts.	25	25	
2. Land Use Entitlement Status. All discretionary, excl. design review=25 pts. Zoning consistent+complete application=15 pts. Zoning consistent=5 pts.	25	25	
3. Funding Commitments. 95% of (CIP and Project)cost=20 pts. 50% of cost=5 pts.	20	5	Rental housing - 95% of the construction + permanent financing (less deferred costs); 50% of total construction financing (less deferred cost); Ownership - 95% construction (including public agency funds and less deferred costs) and permanent financing (including public agency funds less private mortgage financing and deferred costs)
4. Local Support. Local public agency commitment for 25% of the grant=10 pts; 15%=5 pts. Consistent Housing Element site inventory/letter of support=3 pts. (Only one of three will be allowed)	10	10	
Stimulus Fund at least 20% of Program grant/loan = 10pts; Stimulus Fund at least 15% of Program grant/loan = 6pts; Stimulus Fund at least 10% of Program = 4ptsgrant/loan	10	10	
RENTAL HOUSING AFFORDABILITY	Total = 60	60	

C09247

Qualifying Infill Project - Scoring			
Scoring Section	Maximum Points	Project Points	Comments
At or below moderate income (points vary based on affordability and restrictions)	60	60	
Section 300(c) DENSITY	Total = 40	40	
Extent to which Net Density of the QIP exceeds the required density (30 du/ac).	40	40	Points are allocated on a sliding scale based upon the net density as a percentage of required density. Net Density formula is based upon square footage of bedrooms and commercial space
Section 300(d) ACCESS TO TRANSIT	Total = 20	20	Distance is measured by walkable route from nearest boundary of the QIP to the outer boundary of the station or stop
Proximity to a Transit Station or Major Transit Stop. 20pt = 1/2 mile from QIP to station or major stop; 10pts = 1 mile; 5pts = 1 mile (see notes for frequencies)	20	20	10 pts for Transit Stops served by one route departing 9 times/day or two routes departing 12 times/day; 5 pts for Transit Stops served by one route departing 2 times/day or two routes departing 6 times/day
Section 300(e) PROXIMITY TO AMENITIES	Total = 20	20	
See Criteria	20	20	
Section 300(f) CONSISTENCY WITH REGIONAL PLANS	Total = 20	20	
Consistency with regional blueprint/regional growth plan.	20	20	Need letter of consistency from SANDAG

Total Points= 250

235

ROEM CORPORATION

EXQUISITE DETAIL ON
A SOLID FOUNDATION

March 6, 2009

Mr. Job Nelson
Director of Intergovernmental Relations
202 'C' Street, MS 5A
San Diego, CA 92101

RE: Cedar Gateway – Legislative Letter of Support for Prop 1C NOFA for the IIG Application

Dear Mr. Nelson:

As a development partner of the Cedar Gateway project, ROEM has prepared the attached self scoring worksheet as requested for consideration of the Legislative Letter of Support. With a competitive score of 240 out of 250 which is directly attributed to the \$10 million plus in local funding commitments from CCDC for land acquisition and permanent financing, we firmly believe our project can secure a grant award of approximately \$700,000. We will know the precise amount of the grant as the application is completed.

Project Description

The proposed project is a mixed-use development on 19,254 SF (.442 acres) of land and includes the construction of multiple buildings with ground floor retail space and 65 residential living units over a subterranean parking garage containing 73 resident parking spaces.

Cedar Gateway is of contemporary design consistent with many of the new buildings that have been developed downtown. The building ranges from 3 to 7 stories of Type V and Type III modified construction over a concrete podium. The retail development (4,342 square foot) is at street level and wraps over the edge of the retail parking garage podium with 26 spaces. Three levels of parking are located under the podium and behind and under the retail space. Access to parking is off of Cedar. The retail is defined by storefront windows. The residential uses rise above the retail elevations and feature private balconies, and painted concrete siding broken by metal-clad elements. Rooflines are flat. On the plaza level there is a computer/activities room, community space and a leasing office. Additional public space is located at the 5th floor which includes a laundry room and a 3,424 square foot landscaped "Eco-Roof" deck with seating, tables and a view of Cedar Street up Cortez Hill.

Of the total 65 apartment units, 23 one-bedroom units will be restricted to transitional housing and income-restricted as per MHP guidelines, and offered to households with income levels at or below 25 percent of the area median income (AMI). The remaining 42 two and three-bedroom units will be income-restricted as per LIHTC guidelines, and offered to households with income levels at or below 60 percent of the area median income (AMI).

We sincerely thank you for your support and look forward to receiving the Legislative Letter of Support to submit for the IIG application. Please contact me at 408-984-5600x21 if you have any questions.

Sincerely,



Tung "T" Tran
Development Associate

Attachment: Grant_Application-Part_B_QIP-Self Scoring-Cedar.pdf

cc: Amy Benjamin, City of San Diego
Eri Kameyama, CCDC
Marcus Griffin, ROEM Development Corporation



INFILL INFRASTRUCTURE GRANT PROGRAM APPLICATION

Development Name: Cedar Gateway		Applicant Points	
Application Section		Project Scoring Component	
Readiness			
Status of Environmental Review			
309(a)(1)(A)	Completion of environmental clearances for QIP.	25	25
309(a)(1)(B)	Completion of Draft EIR for QIP.	15	
309(a)(1)(C)	Completion of Phase I (and Phase II if req'd) assessment and approval of any required remediation plan.	5	
Status of Land Use			
309(a)(2)(A)	Discretionary approvals for QIP obtained.	25	25
309(a)(2)(B)	QIP is consistent with planning and zoning, and applications submitted and deemed complete.	15	
309(a)(2)(C)	QIP is consistent with planning and zoning.	5	
Status of Funding Commitments			
309(a)(3)(A)	Funding commitments for Rental development.	20	20
309(a)(3)(A)	Funding commitments for Ownership development.	20	0
Local Support, evidenced by either:			
309(a)(4)(A)	2009 federal economic stimulus funds.	20	10
309(a)(4)(B)(C)	Local public funding commitments.		
309(a)(4)(D)	Project is consistent with housing element or letter of support from local legislative body.		
Total Points - Readiness		90	80



INFILL INFRASTRUCTURE GRANT PROGRAM APPLICATION

Development Name: Cedar Gateway		Applicant Points	
Application Section	Project Scoring Component		Points
Affordability			
309(b)(1)	Alternatively; points awarded proportionate to MHP affordability scales.	Manually enter the value from either the QIP Affordability Chart, the MHP or TCAC calculation, rounded to the nearest hundredth.	60.00
309(b)(2)	Alternatively; points awarded proportionate to TCAC affordability scales.		
309(b)(3)(A)	0.30 points for each % of total QIP units owner-occupied by Moderate income households.		
309(b)(3)(B)	0.80 points for each % of total QIP units owner-occupied by Lower income households.		
309(b)(3)(C)	0.40 points for each % of total QIP units that are rentals restricted to 50% AMI.		
309(b)(3)(D)	2 points for each % of total QIP units that are rentals restricted to 30% AMI.		
Total Points - Affordability		60.00	60.00
Density			
309(c)(2)	Average net density of the QIP, adjusted by unit size. Max points for at least 150% of threshold (Mullin) density.	Value automatically entered here from the QIP Density Chart	40
Total Points - Density		40	40
Access to Transit			
309(d)(1)	QIP is within 1/2 mile of transit station or major transit stop sections 302(l)(1) or (2)	20	20
309(d)(2)	QIP is within 1 mile of transit station or major transit stop sections 302(l)(1) or (2)	10	
309(d)(3)	QIP is within 1 mile of transit station or major transit stop sections 302(l)(3) or (4)	5	
Total Points - Access to Transit		20	20



INFILL INFRASTRUCTURE GRANT PROGRAM APPLICATION

Development Name: Cedar Gateway		Applicant Points	
Application Section		Project Scoring Component	
Proximity to Amenities			
309(e)(1)	QIP is within 1/4 mile of public park.	6	6
	Rural Area QIP is within 1/2 mile of public park.		
	QIP is within 1/2 mile of public park.	4	
	Rural Area QIP is within 1 mile of public park.		
309(e)(2)	QIP is within 1 mile of employment center.	7	7
	Rural Area QIP is within 2 miles of employment center.		
	QIP is within 2 miles of employment center.	4	
	Rural Area QIP is within 4 miles of employment center.		
309(e)(3)	QIP is within 1 mile of retail center.	7	7
	Rural Area QIP is within 2 miles of retail center.		
	QIP is within 2 miles of retail center.	4	
	Rural Area QIP is within 4 miles of retail center.		
309(e)(4)	QIP is within 1/4 mile of public school or community college.	7	4
	Rural Area QIP is within 1/2 mile of public school or community college.		
	QIP is within 1/2 mile of public school or community college.	4	
	Rural Area QIP is within 1 mile of public school or community college.		
309(e)(5)	QIP is within 1/2 mile of a social service facility.	7	0
	QIP is within 1 mile of a social service facility.	4	
309(e)(6)	QIP is within 1/4 mile of daily operated senior center.	7	0
	Rural Area QIP is within 1/2 mile of daily operated senior center.		
	QIP is within 1/2 mile of a daily operated senior center.	4	
	Rural Area QIP is within 1 mile of a daily operated senior center.		
Total Points – Proximity to Amenities		20	20
Regional Plans			
309(f)	QIP is consistent with regional plan.	20	20
Total Points – Regional Plans		20	20
Total Points Possible		250.00	240.00

000252

ARCHSTONE

March 6, 2009

Mr. Job Nelson, Director
Intergovernmental Relations
City of San Diego
202 C Street, 11th Floor
San Diego, CA 92101

Via E-Mail to nelsonj@sanidiego.gov

Re: Proposition 1C NOFA for Infill Infrastructure Grant
Request for Legislative Letter of Support for Archstone Mission Gorge

Archstone intends to apply for Proposition 1C funds through the Infill Infrastructure Grant ("IIG") Program recently announced by the California Department of Housing and Community Development ("HCD").

We are requesting from you a legislative letter of support for our Archstone Mission Gorge project. In order for you to evaluate Archstone Mission Gorge, we have attached a one page description of the project and a completed self scoring worksheet (with attachments).

The project approvals require that 10% of the units be allocated to families earning 65% of the Area Median Income ("AMI") and that 10% of the units be allocated to families earning a range of 110% to 140% of AMI ("Entitled Affordability"). However, we will agree to enhance the affordable requirements and convert the Entitled Affordability to require that 15% of the units be allocated to families earning 60% of the AMI and another 5% of the units be allocated to families earning a range of 110% to 140% of AMI if the Archstone Mission Gorge Project receives the maximum allowable Infill Infrastructure Grant for this project, subject to the maximum Program Grant, the Basic Grant Limit, and the amount of the actual infill infrastructure costs to be incurred ("Enhanced Affordability"). However, if the Archstone Mission Gorge Project does not receive the maximum allowable Infill Infrastructure Grant, then Archstone would have the option to forgo the entire Infill Infrastructure Grant amount and revert back to the Entitled Affordability requirements.

Archstone will consider, through the period ending prior to the April 2, 2009 application deadline, whether it's economically feasible for Archstone to convert the Entitled Affordability requirements to as much as 30% of the units and cause these units to be allocated to families earning between 50% and 60% of the Area Median Income ("Further Enhanced Affordability"). If Archstone determines that the Enhanced Affordability is economically feasible then we would agree to the Enhanced Affordability if the Archstone Mission Gorge Project receives the maximum allowable Infill Infrastructure Grant for this project, subject to the maximum Program Grant, the Basic Grant Limit, and the amount of the actual infill infrastructure costs to be incurred ("Enhanced Affordability"). If the Archstone Mission Gorge Project does not receive the

maximum allowable Infill Infrastructure Grant, then Archstone would have the option to forgo the entire Infill Infrastructure Grant amount and revert back to the Entitled Affordability requirements.

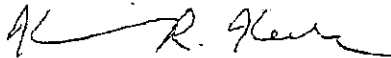
We would also like the opportunity to explore the availability of additional local support including the possibility of receiving a commitment from a local public agency for a percentage of the grant. The self completed scoring sheet assumes that we do receive a letter of support, but does not include any points related to a local commitment for a percentage of the grant.

The self scoring sheet results in a total of 203 out of a possible 250 points. However, the Enhanced Affordability described above would generate up to an additional 30 points resulting in a total of 233 out of a possible 250 points with the possibility for up to 7 additional points related to a commitment from a local public agency for a percentage of the grant.

Archstone, with offices in Southern California, is one of the premier developers, owners and operators of multifamily and mixed use communities in the United States, with a portfolio in excess of 80,000 apartment homes across the nation. Archstone currently owns almost 23,000 apartment homes in California, including approximately 4,000 in San Diego. For the past decade, Archstone has been one of the most active developers of multifamily communities in the state, developing new projects in San Diego, Los Angeles, Hollywood, Santa Monica, Pasadena, Ventura, and the Bay Area. Archstone's most recent developments in San Diego include Archstone Pesidio View and the recently entitled Archstone Mission Gorge.

Please contact me at (714) 689-7014 if you should have any questions or require additional information.

Sincerely,



Kenneth R. Keefe
Group Vice President

Attachments

cc:

Mr. William Anderson, FAICP, Director, City Planning & Community Investment
Ms. Amy Benjamin, Housing and Homeless Coordinator
Mr. Paul Robinson, Hecht Solberg Robinson & Bagley LLP
Mr. Jeffrey Sofferman, Archstone

Archstone Mission Gorge



- Archstone is developing a resort style residential wrap project with 444 units in the East Mission Valley submarket of San Diego, with an adjusted Net Density as a percentage of required density in excess of 183%. The site is an existing 10.22 acre, 119 space Mobile Home Park ("MHP"), located on the Northwest side of Mission Gorge Road; approximately 1.5 miles east of the Friars Road exit from Interstate 15. The project is nestled in a valley between the Admiral Baker golf course and the San Diego River providing remarkable views of the fairways and the riverfront habitat. The new publicly accessible onsite riverfront multi-purpose urban trail with view stations will link a future regional trail system, opening this segment of the river to the public for the first time.
- The site is located conveniently close to the 15 and 805 freeways, San Diego's major north-south corridors, and the 8 freeway, the primary east-west corridor, all providing quick access to San Diego's numerous entertainment amenities and employment centers. The site is located immediately adjacent to the Grantville Redevelopment area and will benefit from the anticipated intra-community shuttle/transportation system, which includes the existing Grantville trolley station, and is designed to link the employment and housing nodes with the Grantville Area. The trolley station, located within 1.5 miles, provides light rail transportation to Downtown San Diego, Petco Park, San Diego State University, Qualcomm Stadium, San Diego Mission Bay Park, and other regional destinations. A public park, locally recognized employment center and retail center are all located within one mile of the site.
- Archstone has designed this project with 3, 4 and 5 story buildings interlaced with six themed courtyards that are amenitized with a resort style pool plaza that is surrounded by a clubhouse, and a modern fitness and business center.
- The Archstone Mission Gorge project is "Project Ready". The City Council and Planning Commission of San Diego approved all required entitlements in November of 2008 and the 30 day CEQA and 90 day Statutory appeal periods have both expired. The project is consistent with a regional growth plan adopted by SANDAG. The Removal of the City's MHP overlay zone and approval of the MHP "Closure Impact Report" were successfully accomplished with the following City mandated benefit conditions: sustainable design/green development, infrastructure improvements, affordable housing and comprehensive relocation package to existing residents.
- The project entitlements require that 10% of the units be allocated to families earning 65% of the Area Median Income ("AMI") and 10% allocated to families earning a range from 110% to 140% of AMI. However, Archstone would agree to enhance this requirement and provide 15% of the units to families @ 60% of AMI and 5% to families earning a range from 110% to 140% of AMI if the maximum allowable Infill Infrastructure Grant is received, subject to the maximum Program Grant, the Basic Grant Limit, and the actual infill infrastructure costs to be incurred.

ARCHSTONE

000255

Archstone Mission Gorge

Qualifying (All) Project - Scoring			
Scoring Section	Maximum Points	Project Points	Comments
SECTION 00001 PROJECT READINESS	Total = 90	73	
1. Environmental Review Status. All CEQA/NEPA=25 pts. Public notice of a draft EIR, ND, or EA=15 pts. Completed Phase I and Phase II site assessments prior to April, 2008=5pts.	25	25	Environmental Impact Report No. 142570 adopted and 30 Day CEQA Appeal period has expired. Please refer to the Project Readiness Attachment for a more detailed explanation.
2. Land Use Entitlement Status. All discretionary, excl. design review=25 pts. Zoning consistent+complete application=15 pts. Zoning consistent=5 pts.	25	25	All discretionary approvals received. The 30-Day CEQA and 90-Day Statutory appeal periods have both expired. Please refer to the Project Readiness Attachment for a more detailed explanation.
3. Funding Commitments. 95% of (CIP and Project)cost=20 pts. 50% of cost=5 pts.	20	20	Rental housing - 95% of the construction + permanent financing (less deferred costs); 50% of total construction financing (less deferred cost)
4. Local Support. Local public agency commitment for 25% of the grant=10 pts; 15%=5 pts. Consistent Housing Element site inventory/letter of support=3 pts. (Only one of three will be allowed)	10	3	Letter of support from the City of San Diego requested. Scoring assumes that this request will be granted. Archstone would like to explore the availability and potential for a local public agency to commit to a percentage of the grant.
Stimulus Fund at least 20% of Program grant/loan = 10pts; Stimulus Fund at least 15% of Program grant/loan = 6pts; Stimulus Fund at least 10% of Program = 4ptsgrant/loan	10	0	Unknown at this time; so no points applied to this criteria at this time.

Qualifying Initial Project - Scoring			
Scoring Section	Maximum Points	Project Points	Comments
Section 300(b) AFFORDABILITY	Total = 60	30	Total Affordability points will range from 30 to 60. Please refer to the Affordability Attachment for a more detailed explanation.
At or below moderate income (points vary based on affordability and restrictions)		30	Affordability points will range from 30 to 60. Please refer to the Affordability Attachment for a more detailed explanation.
Section 300(b) DENSITY	Total = 40	40	
Extent to which Net Density of the QIP exceeds the required density (30 du/ac).		40	Please refer to the Density Attachment for a more detailed explanation.
Section 300(b) ACCESS TO TRANSIT	Total = 20	20	
Proximity to a Transit Station or Major Transit Stop. 20pt = 1/2 mile from QIP to station or major stop; 10pts = 1 mile; 5pts = 1 mile (see notes for frequencies)		20	The Site Development Permit No. 498703, adopted by the San Diego City Council per Resolution No. R-304444 on November 18, 2009 includes two conditions which cause the project to meet the criteria for proximity to a Major Transit Stop set forth in paragraph 309(d)(1). Please refer to the Access to Transit Attachment for a more detailed explanation.
Section 300(b) PROXIMITY TO AMENITIES	Total = 20	20	
See Criteria		20	Please refer to the Proximity to Amenities Attachment for a more detailed explanation.
Section 300(b) CONSISTENCY WITH REGIONAL PLANS	Total = 20	20	
Consistency with regional blueprint/regional growth plan.		20	The City Council recently approved the project and made finding that the project is consistent with the adopted general and community plans for the City of San Diego. Therefore, the project is consistent with a regional regional growth plan adopted the by SANDAG. Land-Use Counsel is in contact with SANDAG and will obtain letter of consistency from SANDAG prior to the April 2, 2009 submittal deadline.

Total Points=

250

203 Total Points would range from 203 to 240 depending on the final Affordability Points and the availability of a commitment from a local public agency for a percentage of the grant. Please refer to the Affordability Attachment for a more detailed explanation.

000257

**Archstone Mission Gorge
Infill Infrastructure Grant Application – Request for Letter of Support
Qualifying Infill Project Self Scoring
Section 309(a) – Project Readiness Attachment**

Summary of Approvals and relevant resolutions adopted by San Diego City Council on November 18, 2008 for Project No. 142570:

- Environmental Impact Report No. 142570 / SCH No. 2008021145 – Adopted by Resolution No. R-304442
- General Plan and Land Use Plan (Navajo Community Plan) to remove the Mobile Home Park Overlay Zone – Adopted by Resolution No. R-304443
- Site Development Permit No. 498703 – Adopted by Resolution No. R-304444
- Conditions for Vesting Tentative Map No. 498719 and Easement Abandonment No. 589137 – Adopted by Resolution No. R-304445

Please note that the 30-Day CEQA appeal period and the 90-Day Statutory appeal period have both expired.

000258

Archstone Mission Gorge
 Infill Infrastructure Grant Application – Request for Letter of Support
 Qualifying Infill Project Self Scoring
 Section 309(c) – Density Attachment

Total Acreage	10.221
SF per acre	43,560.00
Total SF	445,226.76
Common Open Space per Architects of Orange	(62,701.00)
Net SF	382,525.76 a
Net Acres	8.78
Total # of Units	444.00
Net Density	50.56

Unit Size Calc:

1 BR's	203.00	0.90	182.70
2 BR's	211.00	1.20	253.20
3 BR's	30.00	1.60	48.00
Total	444.00		483.90

Weighted Avg 1.09

Adjusted Net Density 55.10

Required Density - Urban Site 30.00

Adj'd Net Density as a % of Required Density 183.68% > 150%, so 40 Points

Notes:

a - Note that this assumes that the only thing to deduct is the common open space. There's likely more to deduct which would push up the Net Density, the Adjusted Net Density, and the Adjusted Net Density as a % of Required Density.

**Archstone Mission Gorge
Infill Infrastructure Grant Application – Request for Letter of Support
Qualifying Infill Project Self Scoring
Section 309(b) – Affordability Attachment**

Entitled Affordability:

The project approvals require that 10% of the units be allocated to families earning 65% of the Area Median Income ("AMI") and that 10% of the units be allocated to families earning a range of 110% to 140% of AMI ("Entitled Affordability").

Enhanced Affordability:

We will agree to enhance the affordable requirements and convert the Entitled Affordability to require that 15% of the units be allocated to families earning 60% of the AMI and another 5% of the units be allocated to families earning a range of 110% to 140% of AMI if the Archstone Mission Gorge Project receives the maximum allowable Infill Infrastructure Grant for this project, subject to the maximum Program Grant, the Basic Grant Limit, and the amount of the actual infill infrastructure costs to be incurred ("Enhanced Affordability").

However, if the Archstone Mission Gorge Project does not receive the maximum allowable Infill Infrastructure Grant, then Archstone would have the option to forgo the entire Infill Infrastructure Grant amount and revert back to the Entitled Affordability requirements.

The Enhanced Affordability described above will generate thirty (30) Affordability points (fifteen percent affordable @ 60% AMI multiplied by 2 points per percent).

Further Enhanced Affordability:

Archstone will consider, through the period ending prior to the April 2, 2009 application deadline, whether it's economically feasible for Archstone to convert the Entitled Affordability requirements to as much as 30% of the units and cause these units to be allocated to families earning between 50% and 60% of the Area Median Income ("Further Enhanced Affordability"). If Archstone determines that the Enhanced Affordability is economically feasible then we will agree to the Enhanced Affordability if the Archstone Mission Gorge Project receives the maximum allowable Infill Infrastructure Grant for this project, subject to the maximum Program Grant, the Basic Grant Limit, and the amount of the actual infill infrastructure costs to be incurred ("Enhanced Affordability").

However, if the Archstone Mission Gorge Project does not receive the maximum allowable Infill Infrastructure Grant, then Archstone would have the option to forgo the entire Infill Infrastructure Grant amount and revert back to the Entitled Affordability requirements.

The Further Enhanced Affordability described above would generate sixty (60) Affordability points (thirty percent affordable @ 60% AMI (or less) multiplied by 2 points per percent).

**Archstone Mission Gorge
Infill Infrastructure Grant Application – Request for Letter of Support
Qualifying Infill Project Self Scoring
Section 309(e) – Proximity to Amenities Attachment**

Section 309 (e) (1): Within ¼ mile of a public park – 7 Points:

The project is immediately adjacent to the San Diego River and the Admiral Baker golf course, owned by the U.S. Navy.

Per Condition #38 of the Site Development Permit (No. 498703), adopted by the San Diego City Council per Resolution # R-304444 on November 18, 2009, the "Owner/Permitee shall insure public access through a public access easement for the trail connection north to south, and from Mission Gorge Road west along the northerly and southerly fire access". This new publicly accessible riverfront multi-use trail with view stations and interpretive signage will link a future regional trail system, opening this segment of the San Diego River to the public for the first time.

Section 309 (e) (2): within 1 mile of a locally recognized employment center with a minimum of fifty (50) full-time employees – 7 Points:

The project is within 1 mile of Kaiser Permanente San Diego Medical Center/Kaiser Foundation Hospital with approximately 3,500 employees. The hospital is located at 4647 Zion Avenue, San Diego, California.

Section 309 (e) (3): within 1 mile of a locally recognized retail center with a minimum of fifty (50) full-time employees – 7 Points:

The project is within 1 mile of a locally recognized retail center located at 6555 Mission Gorge Road, San Diego, California. The retail center is currently tenanted by: Vons grocery store, Rite Aid drug store, Wendy's Restaurant, a cleaners, beauty shop, nail salon, and Chinese restaurant.

The sum of criteria 309 (e) (1-3) is equal to 21 points; however, this item is limited to a total of 20 Points.

000261

**Archstone Mission Gorge
Infill Infrastructure Grant Application – Request for Letter of Support
Qualifying Infill Project Self Scoring
Section 309(d) – Access to Transit Attachment**

The Site Development Permit No. 498703, adopted by the San Diego City Council per Resolution No. R-304444 on November 18, 2009 includes the following two conditions which cause the project to meet the criteria for proximity to a Major Transit Stop set forth in paragraph 309(d)(1):

Excerpt from Condition #42:

"The Owner/Permittee and successors and assigns shall participate in an anticipated intra-community shuttle/transportation system for Grantville (designed to link key employment and housing nodes within the Grantville area)."

Condition #53:

"The Owner/Permittee shall provide and maintain a private shuttle connecting the project to the trolley station and nearby retail services. Consequently, the City and the project Owner/Permittee shall coordinate to provide the ridesharing service, which should be satisfactory to both parties. The ridesharing service will be limited to the peak hours from 6:00 AM through 10:00 AM in the morning and 3:00 PM through 7:00 PM in the evening. Alternatively, the Owner/Permittee may provide any similar transportation for the residents as approved by the City, including but not limited to providing the residents tokens for bus service in the immediate area. Furthermore, upon the commencement of shuttle service as specified in Condition 42 of this development permit, this condition shall be deemed satisfied, and the Owner/Permittee will be relieved of its obligation to provide transportation services to the residents."

CITY CLERKS OFFICE
SAN DIEGO, CA

09 MAR 19 PM 4:31

RECEIVED

000263

REQUEST FOR COUNCIL ACTION

CITY OF SAN DIEGO

1. CERTIFICATE NUMBER
(FOR AUDITOR'S USE ONLY)N.A. 103
03/30

TO: CITY ATTORNEY	2. FROM: (ORIGINATING DEPARTMENT) CITY PLANNING & COMMUNITY INVESTMENT	3. DATE March 11, 2009
4. SUBJECT: (MAXIMUM OF 10 WORDS) PROPOSITION 1C - TRANSIT ORIENTED DEVELOPMENT AND INFILL INFRASTRUCTURE GRANT		
5. PRIMARY CONTACT (NAME, PHONE, MAIL STA.) Amy Benjamin, 533-6525, MS 5A	6. SECONDARY CONTACT (NAME, PHONE, MAIL STA.) Job Nelson, 236-6330, MS 11	7. CHECK BOX IF REPORT TO COUNCIL IS ATTACHED: <input checked="" type="checkbox"/>

8. COMPLETE FOR ACCOUNTING PURPOSES

FUND		9. ADDITIONAL INFORMATION / ESTIMATED COST:
DEPARTMENT		No impact to General Fund
ORGANIZATION		
OBJECT ACCOUNT		
JOB ORDER		
C.I.F. NUMBER		
AMOUNT		

10. ROUTING AND APPROVALS

ROUTE (#)	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED	ROUTE (#)	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
1	ORIGINATING DEPARTMENT	WILLIAM ANDERSON	3-11-09	7	E&CP	PATTI BOEKAMP N/A	
2	IGR	JOE NELSON	3-11-09	8	COO	JAY GOLDSTONE	3/17/09
3	DSD/EAS	MARTHA BLAKE	3-11-09	9	CITY ATTORNEY	Theresa	3/17/09
4	COUNCIL LIAISON	TED PLANK	3-11-09	10	ORIGINATING DEPARTMENT	AMY BENJAMIN	
5	FM	ANGELA COLTON	3/17/09	DOCKET COORD: SC COUNCIL LIAISON SC 3/19/09			
6	AUDITOR	JOHN HONAN	3/17/09	COUNCIL PRESIDENT <input type="checkbox"/> SPOB <input checked="" type="checkbox"/> CONSENT <input type="checkbox"/> ADOPTION			
7	EOCP	EXEMPT PER MEMO DATED 11-15-05		COUNCIL DATE: 3/30/09			

11. PREPARATION OF: ☒ RESOLUTION(S) ☐ ORDINANCE(S) ☐ AGREEMENT(S) ☐ DEED(S)

1. Approve the Resolutions authorizing the Mayor to support applications to the California Department of Housing and Community Development (HCD) for funding under Proposition 1C- Transit Oriented Development and Infill Infrastructure Grant Programs for housing projects that meet HCD eligibility criteria.
2. Authorize the mayor to send a letter of legislative support for the 15th and Commercial Program, 9th and Broadway, The Boulevard at North Park, Village at Market Creek, Cedar Gateway, and Archstone Mission Gorge.
3. Authorize the Mayor to take all necessary actions to secure funding from HCD for the infrastructure improvement projects
4. Authorize the Auditor and Comptroller to accept funds if grant funding is secured.
5. Authorize the Auditor and Comptroller to establish a special interest-bearing fund for the grants

11A. STAFF RECOMMENDATIONS:

Adopt the resolutions

12. SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION.)

COUNCIL DISTRICT(S): 2, 3, 4, & 7

COMMUNITY AREA(S): Centre City, North Park, Southeastern, and Mission Gorge

ENVIRONMENTAL IMPACT: This activity (legislative support for Prop 1C Fund applications) is not a "project" and is therefore not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(3). Development proposals for which these funds would be used for have been or will be subject to CEQA review.

HOUSING IMPACT: Provide additional source of funds for affordable housing

OTHER ISSUES: Provide additional money for infill infrastructure

REPORT TO THE CITY COUNCIL
EXECUTIVE SUMMARY SHEET

DATE ISSUED: 1 - - - -
ATTENTION: Council President and Members of the City Council
ORIGINATING DEPT.: City Planning & Community Investment
SUBJECT: Resolution supporting Proposition 1C- Transit Oriented
Development (TOD) and Infill Infrastructure Grant (IIG)
applications
COUNCIL DISTRICTS: TBD
STAFF CONTACT: Amy Benjamin 533-6525

REQUESTED ACTION:

1. Approve the Resolutions authorizing the Mayor to support applications to the California Department of Housing and Community Development (HCD) for funding under Proposition 1C- Transit Oriented Development and Infill Infrastructure Grant Programs for housing projects that meet HCD eligibility criteria.
2. Authorize the Mayor to send a letter of legislative support for the following projects; 15th and Commercial, 9th and Broadway, The Boulevard at North Park, Village at Market Creek, Cedar Gateway, and Archstone Mission Gorge.
3. Authorize the Mayor to take all necessary actions to secure funding from HCD for the infrastructure improvement projects
4. Authorize the Auditor and Comptroller to accept funds if grant funding is secured.
5. Authorize the Auditor and Comptroller to establish a special interest-bearing fund for the grants

STAFF RECOMMENDATION:

Approve the requested actions above.

EXECUTIVE SUMMARY:

On January 30, 2009 the California Department of Housing and Community Development (HCD) issued a Notice of Funding Availability (NOFA) for the second round of both the Transit Oriented Development (TOD) and Infill Infrastructure Grant (IIG) programs. In this round, the state will award approximately \$95 million in TOD funding and \$197 million in IIG funding.

While applicants are not required to obtain the City's support to apply for 1C funds, additional points are awarded to projects with local support. As a result, the City issued a memo on February 19, 2009, requesting that any developer applying for a letter of support submit a project summary and self scoring worksheets. Applications were reviewed by the Infrastructure Bond Task Force, formed in 2006 in response to the passage of the State Infrastructure Bonds (Props 1B-1E). The Bond Task Force recommends that the City support all of the projects that submitted applications.

Projects include the following:

TOD projects (maximum score = 380 points):

- **The Village at Market Creek-** Jacobs Center for Neighborhood Innovation (Trolley Residential = 313 points; Northwest Village = 323 points)
- **9th and Broadway-** BRIDGE Housing (300 points)
- **15th and Commercial-** St. Vincent de Paul (357 points)
- **The Boulevard at North Park-** Community Housing Works (334 points)

IIG projects (maximum score = 250):

- **15th and Commercial-** St. Vincent de Paul (235 points)
- **Cedar Gateway-** ROEM Corporation (240 points)
- **Archstone Mission Gorge** (203-240) depending on availability of additional financing

FISCAL CONSIDERATIONS:

This action will not result in any fiscal impacts to the City at this time.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

February 26, 2008 Council approved Resolution (R-303434) authorizing the Mayor support the following TOD projects: 15th and Commercial, Comm22, 7th and Market, 1050 B.

April 1, 2008 Council approved Resolutions (R-303540 and R-303541) authorizing the Mayor support the following Infill Infrastructure Projects; the East Village Sub-District Planning Area, 7th and Market, Ballpark Village, CentrePoint, and Comm22.

COMMUNITY PARTICIPATION and PUBLIC OUTREACH EFFORTS:

On February 19, 2009 a memo was issued to City Council offices, the City's Redevelopment Department, Center City Development Corporation, and Southeastern Development Corporation, outlining the process for obtaining a legislative letter of support and requesting that interested parties be notified of the process.

Another memo was issued on February 20, 2009 from the City Planning and Community Investment Department directly to housing developers.

KEY STAKEHOLDERS and PROJECTED IMPACTS (if applicable):

St. Vincent de Paul Management, ROEM Corporation/Squirre Properties, Jacobs Foundation/McCormack Baron Salazar, BRIDGE Housing Corporation, Community Housing Works and Archstone.


William Anderson, FAICP, Director
City Planning & Community Investment


Job Nelson, Director
Intergovernmental Relations

WA/JN/ab

RECEIVED

000267

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AUTHORIZING THE MAYOR TO SUPPORT APPLICATIONS TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT [HCD] FOR FUNDING FOR THE PROPOSITION 1C – TRANSIT ORIENTED DEVELOPMENT AND INFILL INFRASTRUCTURE GRANT PROGRAMS; AUTHORIZING THE MAYOR TO SEND A LETTER OF LEGISLATIVE SUPPORT FOR SIX PROJECTS; AUTHORIZING THE MAYOR TO TAKE ALL NECESSRY ACTIONS TO SECURE FUNDING FOR THE INFRASTRUCTURE IMPROVEMENT PROJECTS; AUTHORIZING THE CITY COMPTROLLER TO ACCEPT FUNDS IF GRANT FUNDING IS SECURED; AND AUTHORIZING CITY COMPTROLLER TO ESTABLISH A SPECIAL INTEREST-BEARING FUND FOR THE GRANTS.

WHEREAS, Proposition 1C, approved by the voters in November 2006, authorized \$2.85 billion in general obligation [GO] bonds for various housing purposes; and

WHEREAS, on January 30, 2009, the California Department of Housing and Community Development [HCD] issued a Notice of Funding Availability [NOFA] for the second round of both the Transit Oriented Development [TOD] and Infill Infrastructure Grant [IIG] programs. In this round, the state will award approximately \$95 million in TOD and \$197 million in IIG funding to urban areas around California, with 45 percent of each program allocation targeted to projects located in Southern California. While the State Treasurer is not currently process the sale of any GO bonds, HCD does expect to issue awards in June 2009; and

WHEREAS, both for profit and not for profit developers are eligible to apply to HCD for grant funds. Applications are due to HCD on April 2, 2009 for TOD Program and April 1, 2009 for the IIG Program; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego:

1. That the Council does hereby authorize the Mayor to support applications to the California Department of Housing and Community Development for funding under Proposition 1C – Transit Oriented Development and Infill Infrastructure Grant Programs for housing projects that meet HCD eligibility criteria.
2. That the Mayor is hereby authorized to provide a letter of legislative support for the applications of the 15th and Commercial Program, 9th and Broadway, The Boulevard at North Park, Village at Market Creek, Cedar Gateway, and Archstone Mission Gorge.
3. That the Mayor is authorized to take all necessary actions to secure funding from HCD for the infrastructure improvement projects.
4. That the City Comptroller is authorized to accept funds if grant funding is secured.
5. That the City Comptroller is authorized to establish a special interest-bearing fund for the grant funds.

BE IT FURTHER RESOLVED, that this activity (legislative support for Proposition 1C Fund applications) is not a “project” and is therefore not subject to the California Environmental

Quality Act [CEQA] pursuant to State CEQA Guidelines section 15060(c)(3). Development proposals which these funds would be used for have been or will be subject to CEQA review.

APPROVED: JAN I. GOLDSMITH, City Attorney

By Shannon Thomas
Shannon Thomas
Deputy City Attorney

ST:pev
03/16/09
Or.Dept:CPCI
R-2009-954
MMS #8145

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor